

Appeal # \_\_\_\_\_

**UTAH COUNTY**  
**BOARD OF ADJUSTMENT APPLICATION FOR A CONDITIONAL USE**  
(Application Fee is Non-refundable)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Date Received: \_\_\_\_\_

Tax No. \_\_\_\_\_ Zone: \_\_\_\_\_ Received By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

County Address: 58105 S 6320 W. Lincoln Beach Rd. Spanish  
Parcel # 280080039

Applicant=s Name: Crystal Pointe - Michelle Crystal Phone: 303-886-1326

Mailing Address: 5504 N. Canyon Rim Rd. FAX: \_\_\_\_\_  
Lehi, UT 84043

E-Mail Address: Michelle @ crystal-pointe .com

Property Owner=s Name (if different from applicant): \_\_\_\_\_

As part of the application, the applicant is required to submit:

A plot plan which shows the property boundaries, and the location of existing and proposed buildings and land uses within those boundaries, and buildings on adjoining lots which are within 200 feet of applicant's property line; a landscape and improvements plan when the application is for a moved building; and additional information.

A list of names and addresses of all abutting property owners. CW & CW is the orchard  
behind us.

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!

a. State the conditional use desired:

amending the site plan for proposed & already granted permission, wedding venue.

b. Is the conditional use you are requesting one which the Board of Adjustment is specifically empowered to grant? ☒ Yes ☐ No

c. If yes, state the section in the ordinance which allows the Board to approve the conditional use applied for: 8.912 - reception centers

d. State how the land is being used at the present time and what changes are proposed by this appeal: Vacant land

1. Will granting this appeal degrade the public health, safety, or welfare? ☐ Yes ☒ No. If no, explain how:

We have water tanks for fire emergencies, a large-scale septic system created, storm water drains in place, road access

2. Does this appeal conform to the characteristics and purposes stated for the zoning district involved and the adopted county master plan? ☒ Yes ☐ No. If yes, explain how: The RA-S regulation where a wedding venue can be built on this zoned area if there is at least 500 feet of frontage and 10 acres - mine is over 1,000 feet of frontage and 15 acres

3. Is this appeal compatible with the public interest and with the characteristics of the surrounding area? ☒ Yes ☐ No. If yes, explain how:

Absolutely. This area of Utah County is in desperate need of additional wedding venues. This will be the first luxury venue. It will add value & beauty

4. Will granting this appeal adversely affect local property values? ☐ Yes ☒ No. Explain why:

This will bring up the value of surrounding property to have a beautiful, classy wedding venue.

5. Are all the standards stated in Chapter 4, 6 and 8 (Supplementary Regulations) and Chapter 10 (Regulations Within Zones) of the Utah County Land Use Ordinance met by this appeal? ☒ Yes ☐ No. If yes, state number ~~4.36~~ accessory unit and explain how standard was met:

not be a dwelling unit - 4.36 / 4.44 - frontage is met / 6.04 - water rights have been recorded, segregated & appraised for well, 6.08 - plan for retention pond - 6.14 - C - Zone clearance done. - more on back

6. Will granting this appeal result in a situation which is cost ineffective, administratively infeasible, or unduly

8.96 - A. - already groomed

B. sent in

C. Filled all Zone Clearance check marks + All have been met.

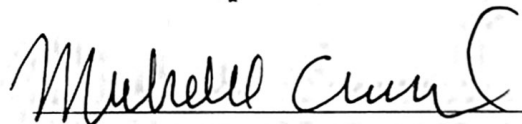
D. - done - Zone clearance

difficult for the provision of any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal? \_\_\_\_\_ Yes ☒ No. Explain

why: water retention tank

for fire use. Ample parking, broaden roads. build a public drinking well.

7. What mitigation measures or conditions of approval by the Board do you propose to lessen the impacts and work out an adjustment between this conditional use and the surrounding area (such as parking; traffic acceleration lanes; on-site storm water retention facilities; special security or fire protection facilities; water, sewer, and garbage facilities; landscape screen to protect neighboring properties; requirement for the management and maintenance of the facilities; limited hours of operation; limited use of equipment emanating offensive noise, light, dust, or traffic; or other measures)?
- We will have ample parking on the 15 acres (120 spots)  
We will have a retention pond for storm water, an underground  
water tank for fire, indoor sprinkling system as well, no outdoor  
speakers, no music past 11.00 pm.
8. State any other details about this appeal which you want the Board to be aware of:
- I am asking to increase the height limit from 40 Ft. to  
50 Ft. we want to add an accessory dwelling,  
we had to move the parking due to the septic plan.
9. To the best of my knowledge, the above information is accurate and complete.



Signature of Applicant

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

(ATTACH ADDITIONAL SHEETS IF NECESSARY)

Approved as to Form:

Jeffrey S Gray, County Attorney

By: \_\_\_\_\_ /S/